

Mail Tax Notice To: The Toledo Pressed Steel Co.
P. O. Box 6537
Toledo, Ohio 43612

PLEASE MAIL TO:

W. Allen Reese, Esq.
EDWARDS, DUGAN & REESE, P.A.
P. O. Box 569
Greer, SC 29652

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS & GREENVILLE
R.H.C. OSLEY

MORTGAGE
OF VOL 1633 PAGE 91
REAL PROPERTY
250 701

Nov 28 2 11 PM '83

THIS MORTGAGE, executed the 25th day of November 1983
SASSAFRAS ASSOCIATES, A GENERAL PARTNERSHIP hereinafter referred to as "Mortgagor"
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
Post Office Box 5707, Spartanburg, South Carolina 29304

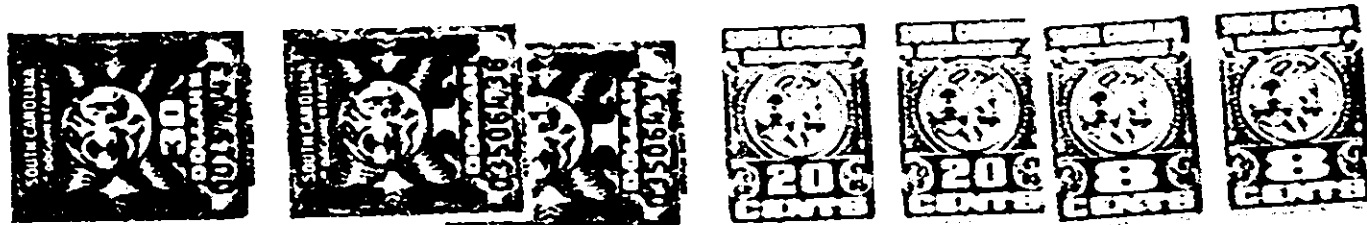
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated November 25, 1983, to Mortgagee for the principal amount of Eighty One Thousand Three Hundred Eighty Six 699/100ths Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that piece, parcel or tract of land lying, being and situate in the State of South Carolina, and in both Laurens and Greenville Counties, containing ten acres, more or less, according to a survey and plat prepared by Robert R. Spearman, RLS, on October 3, 1979 entitled "Survey for Givens Estate, Fountain Inn, South Carolina", and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southern Edge of Hughes Street 50.1 feet northwest of front corner of Gravit S. A. tract on Hughes Street and running with said Street N. 64-36 W. 631.63 feet to an iron pin, corner with now or formerly Luther Hughes property; thence leaving Hughes Street and running with joint line now or formerly Hughes and the property of Nannie J. Givens, S. 27-48 W. 700.6 feet, more or less; thence with Givens property line, S. 64-41 E. 631.93 feet to an iron pin; thence N. 29-15 E. 700.6 feet to an iron pin in the Southern Edge of Hughes Street, the beginning point, and bounded by Hughes Street, land now or formerly belonging to Luther Hughes and property of Nannie J. Givens.

THIS is the identical property conveyed to the Mortgagor herein by deed of Allan B. McArdle, recorded in Laurens County in Deed Book 231, Page 91, on August 26, 1985 and in Greenville County in Deed Book 1196, Page 219 on September 13, 1983.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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